027.0	0004	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	460,600 /	460,600
USE VALUE:	460,600 /	460,600
ASSESSED:	460,600 /	460,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMBOLA MARIA HAMIZIDES &
Owner 2:	HAMIZIDES ANASTASIA/TRS
Owner 3:	HAMIZIDES FMLY IRREVOCABLE TR
Street 1:	70 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAMIZIDES GEORGE--ETAL -
Owner 2:	HAMIZIDES CHRISAHE -
Street 1:	72 CLEVELAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 2553 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5191.000			460,600	460,600
Total Card	0.119			460,600	460,600
Total Parcel	0.119			460,600	460,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 180.42 | /Parcel: 180.42

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18821
GIS Ref	
GIS Ref	
Insp Date	07/06/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.0-0004-0009.0

!2284!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV		0	5,191.	460,600	460,600		Year end	12/23/2021
2021	104	FV	436,300	0	5,191.	460,600	896,900		Year End Roll	12/10/2020
2020	104	FV	436,400	0	5,191.	460,600	897,000	897,000	Year End Roll	12/18/2019
2019	104	FV	337,200	0	5,191.	489,400	826,600	826,600	Year End Roll	1/3/2019
2018	104	FV	337,200	0	5,191.	357,000	694,200	694,200	Year End Roll	12/20/2017
2017	104	FV	316,000	0	5,191.	310,900	626,900	626,900	Year End Roll	1/3/2017
2016	104	FV	316,000	0	5,191.	264,800	580,800	580,800	Year End	1/4/2016
2015	104	FV	281,100	0	5,191.	259,100	540,200	540,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:17:24

LAST REV

Date	Time
08/02/21	09:57:43
jorourke	

USER DEFINED

Prior Id # 1:	18821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2284

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMIZIDES GEORG	63377-83		3/17/2014	Convenience	1	No	No		
	12597-94		3/6/1974		38,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2020	974	Porch	8,000	O				
10/3/2019	1567	Dormers	255,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2021	Mail Update	JO	Jenny O
1/9/2021	Permit Visit	DGM	D Mann
12/18/2019	Mail Update	MM	Mary M
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Measured	372	PATRIOT
4/17/2000	Inspected	263	PATRIOT
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5191		Sq. Ft.	Site		0	80.	1.11	1									460,583						460,600	

Total AC/HA:	0.11917	Total SF/SM:	5191	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	460,583	Spl Credit
Total:	460,600										

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	100	%
Override:			%
	Total:	100	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06128085
Const Adj.:	0.98735195
Adj $ / SQ:	188.614
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662806
Depreciation:	662806
Depreciated Total:	0

COMMENTS

SCUTTLE HOLE. Location change from Engineering 11/24/2020.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	11	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

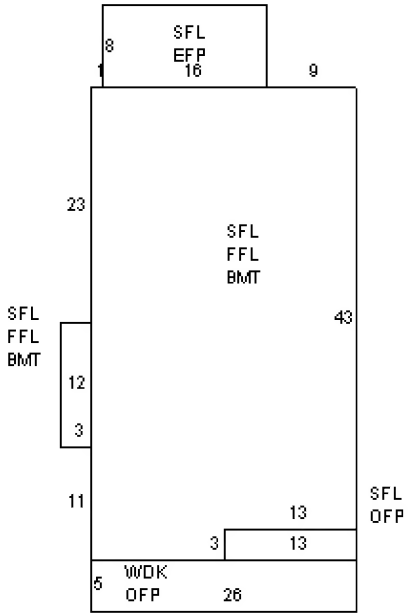
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.61
Special Features:	0	Val/Su Net:	0.00
Final Total:	0	Val/Su SzAd	0.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,360	188.610	256,516
BMT	Basement	1,193	56.580	67,505
FFL	First Floor	1,193	188.610	225,017
OFP	Open Porch	169	25.930	4,382
WDK	Deck	130	13.520	1,757
EFP	Enclos Porch	128	47.880	6,129

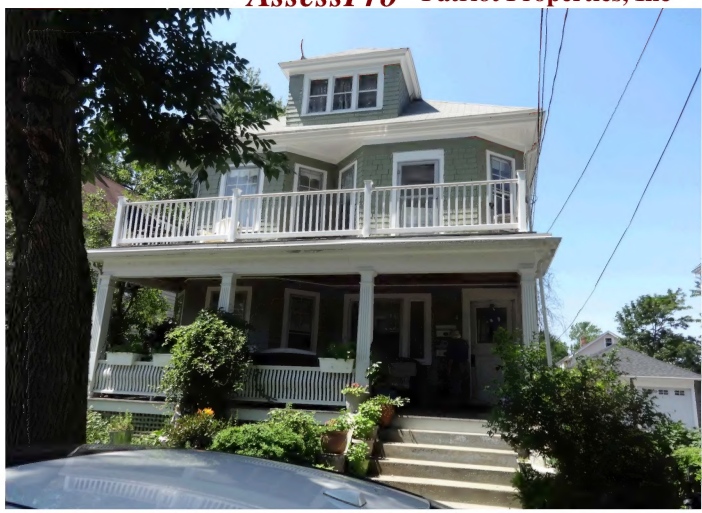
Net Sketched Area:	4,173			Total:	561,306
Size Ad	2553	Gross Area	4173	FinArea	2553

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	